

design resource group

landscape architecture

civil engineering

urban design

land planning

 traffic engineering transportation planning

2459 wilkinson boulevard, suite 200 charlotte, nc 28208

p 704.343.0608 f 704.358.3093 www.drgrp.com

FOR PUBLIC HEARING

**REZONING PETITION #** 

2013-067

PROJECT #:

PER TREE ORDINANCE

278-004 DRAWN BY: CHECKED BY:

**TECHNICAL DATA SHEET** 

JUNE 5, 2013

**REVISIONS:** 

1. AUG 16, 2013 PER STAFF COMMENTS 2. SEPT 20, 2013 PER STAFF COMMENTS 3. OCT 2, 2013 PER STAFF COMMENTS 4. OCT 11, 2013 PER STAFF COMMENTS

5. NOV 19, 2013 PER STAFF COMMENTS

6. JAN 7, 2014 PER STAFF COMMENTS

—70' GAS LINE EASEMENT COLONIAL PIPELINE COMPANY (DB 2360 PG 473) (DB 4017 PG 429) (CONTROLLED ACCESS) NOV 2 5 2013 70' GAS LINE EASEMENT COLONIAL PIPELINE COMPANY (DB 2360 PG 399) (CONTROLLED ACCESS) INTERNAL VEHICULAR **BUILDING AND** PARKING ENVELOPE 8' PLANTING STRII 8' SIDEWALK 16' SETBACK FROM BACK OF FUTURE CONDITIONS BOUNDARY FLOODPLAIN BOUNDARY (MECK. CO. SITE DEVELOPMENT DATA RIGHT OF WAY TO BE REMOVED 825,517 SQ FT / 18.95 AC SITE AREA: COMMUNITY ENCROACHME BOUNDARY (MECK. CO.) STORMWATER 025-103-01 PARCEL ID NUMBER: 025-103-02 PORTION OF MORTHLAKE CENTRE PARKWAY (VARIABLE WIDTH PUBLIC R/W) 025-103-03 PORTION OF 025-081-23 PORTION OF **EXISTING ZONING:** FLOODWAY AREA-**EXISTING USE:** VACANT RIGHT OUT PROPOSED ZONING: UR-3 (CD) 416 FOR RENT APARTMENT PROPOSED USE: N 49'20'24"E 966.11' HOMES AREA WITHIN 100' 8' PLANTING STRIP **BUILDING HEIGHT:** PER ORDINANCE SWIM BUFFER TO 8' SIDEWALK BE DEDICATED **BUILDING DENSITY:** 22 DUA FOR GREENWAY 24' SETBACK FROM DANIEL J MOAULAY BACK OF CURB 416 SPACES (1.0/UNIT) PARKING REQUIRED: 50' LEFT TURN LANE) PARKING PROVIDED: PER ORDINANCE OPEN SPACE: 15% MIN will not be painted pressure treated lumber. 4. Any community or clubhouse building that is constructed as part of Northlake Development Standards c. The Petitioner will install a 150' left turn/storage lane with the

# General Provisions.

- a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

The purpose of this Rezoning application is to provide for the

development of a multifamily community. To achieve this purpose,

# the application seeks the rezoning of the site to the UR-3 (CD) district.

Permitted Uses

Uses allowed on the property included in this Petition will be multifamily dwelling units and related accessory uses as are permitted in the UR-3 district

# Transportation

- a. The site will have access via one public street and one private street connection to Northlake Parkway as generally identified on the concept plan for the site.
- b. Parking areas are generally indicated on the concept plan for the site.

- appropriate taper length at the full movement access point to Northlake Centre Parkway at the existing median opening
- d. Public Street Extension- this street is designed and located to be extended into the adjacent parcel and connect to Northlake Centre Parkway at the northernmost existing median break.
- e. Future Hucks Road Extension- the future Hucks Road Extension is intended to extend east of Northlake Centre Parkway from the northernmost median break on Northlake Centre Parkway. This intersection is a location for a potential traffic signal, to be determined based on future traffic analysis.

# Architectural Standards

- The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-3 district and the conditions included as part of this rezoning site plan. The Petitioner has also provided typical elevation images of the buildings that represent the overall scale, character, and quality of the building proposed to be constructed on the site although the building height and the overall length and width of the buildings may vary due to topography and unit count subject to the limits below. The Petitioner reserves the right to make minor architectural changes to these building designs but the overall design and construction character will be as illustrated. To further define the character of the buildings to be constructed on the site, the Petitioner will include the following elements or
- a. At least 30% of the portions of the building exteriors located below the roof line (excluding areas devoted to windows, doors, balconies, architectural accents and signage) shall be composed of a combination of brick, stone, artificial stone,
- and/or stone or similar masonry products. b. No vinyl, EIFS, or Masonite will be used for siding materials but vinyl may be used for soffit, and trim including window and door trim.
- c. Principal roof pitch will be no less than 5:12.
- d. Balcony railings, if included, will be of durable material and

- e. Roofing materials will be architectural fiberglass composite shingles and roof vents and features will be painted to match
- f. Buildings will be designed so that no more that 20 feet of blank wall will be constructed along the frontage of a public or private street.
- g. The Petitioner reserves the right to combine or relocate building locations so long as the total number of buildings is not increased, the buildings are within the Building Envelop, and the street frontage requirement is met.
- h. Building heights will be limited to four stories along Dixon Branch and six stories elsewhere within the site.
- mass and to create variety in the character of the façade. . Main windows will be arranged to avoid larges masses of glass and will be designed so as to be taller than they are wide. This will not apply to minor windows such as for bathrooms, stairways and

i. Buildings will be designed with façade articulation to break up wall

- architectural accent. k. All building entrances will be connected to the on-site and/or public street sidewalk network subject to grade and ADA standards.
- 1. On site directional signage will be designed to reflect the architectural character and materials of the principal buildings.
- m. Building facades will incorporate vertical elements and material changes to break up the mass of the building walls.

# Streetscape and Landscaping

- 1. Any buffers that are called for by the standards of the zoning district or this site plan may be reduced or removed if the adjoining tract where the buffers are located is rezoned to a category or district where no buffers or smaller buffers would have been required. This change can be accomplished with an administrative site plan amendment and will not require any further rezoning for
- 2. In accordance with recommendations of the Northlake Small Area Plan, the setback along Northlake Centre Parkway will be 24'. 3. The Petitioner will arrange and construct buildings such that an average of 70% of the total public street frontage on the site, exclusive of driveways and pedestrian access points, is fronted by

- the multifamily development will not be located fronting on Northlake Centre Parkway unless it is included in a larger
- residential building.

  No parking will be permitted between the buildings and the street but parking may be located beside or between buildings and have access from the street. On street parking will be permitted on either public or private streets.

# Environmental Features

The location, size and type of storm water management systems depicted on the Rezoning Plan and subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural discharge points. The water quality facility that will be constructed on the front portion of the site will be designed and landscaped and/or screened as part of the overall site design.

### Parks, Greenways, and Open Space

The Petitioner will dedicate and convey to Mecklenburg County the 100' SWIM Buffer on the front portion of the site, said dedication to be accomplished prior to the issuance of the first Certificate of Occupancy for the site.

## Fire Protection Reserved

Reserved

a. Freestanding lighting on the site will utilize full cut-off luminaries and will be limited to 25' in height within parking areas and to 20' in

Initial Submission- 6-6-13, 1.1

Revised per staff comments- 10-2-13, 3.1 Revised per staff comments- 10-11-13, 3.2 Revised per staff comments- 11-18-13, 3.3 Revised per staff comments- 11-18-13, 3.4.1

# height allong public and private streets. Phasing Reserved

Revised per staff comments- 8-16-13, 2.2b Revised per staff amalysis- 9-20-13, 3.0

30-32-19 W., a distance of 6.23 feet to a planted stone; (2.) N. 10-11-58 E., a distance of 569.64 feet to a #4 set in the Southeasterly margin of Interstate 485 (variable width controlled access) (North Carolina Department of Transportation); thence with said Interstate 485 controlled access the following four (4) courses and distances: (1.) N. 34-10-52 E., a distance of 98.10 feet to an existing R/W monument; (2.) N. 43-17-07 E., a distance of 360.01 feet to an existing R/W monument; (3.) N. 39-47-04 E., a distance of 24.12 feet to a #4 rebar set, said rebar being a corner of the Metrolina Properties Limited property, as recorded in Deed Book 5809, at Page 855; (4.) N. 39-47-04 E., a distance of 93.36 feet to a #4 rebar set; thence four new lines through the aforementioned properties of Metrolina Properties Limited Partnership and Arrowood 77 Associates the following 4 (four) courses and distances: (1.) S. 48-00-27 E., a distance of 393.53 feet to a #4 rebar set; (2.) S. 42-01-21 W., a distance of 350.02 feet to a #4 rebar set; (3.) with the arc of a circular curve to the right having a radius of 60.00 feet, an arc distance of 21.18 feet to a #4 rebar set (said arc subtended by a chord of S. 58-05-31 E., 21.07 feet); (4.) S. 47-58-39 E., a distance of 516.12 feet to a #4 rebar set in the Northerly right-of-way margin of Northlake Centre Parkway, as recorded in Map Book 43, at Page 55 (variable width

described as follows:

public right-of-way); thence with said Northlake Centre Parkway right-of-way margin the following three (3.) courses and distances: (1.) with the arc of a circular curve to the right having a radius of 2410.63 feet, an arc distance of 426.63 feet to an existing #4 rebar (said arc subtended by a chord of S. 43-35-47 W., 426.07 feet); (2.) S. 48-40-00 W., a distance of 82.90 feet to an existing #4 rebar; (3.) with the arc of a circular curve to the left having a radius of 743.61 feet, an arc distance of 335.56 feet to a #4 rebar set (said arc subtended by a chord of S. 29-20-19 W., 332.72 feet);

TREE SAVE:

NORTHLAKE LEGAL DESCRIPTION

Lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly

Beginning at an existing #4 rebar, said rebar being the Southwest corner of the Metrolina Properties Limited

Partnership property as recorded in Deed Book 17474, at Page 73 in the Mecklenburg County Registry; thence with the

westerly boundary line of said property, N. 21-02-50 W., a distance of 336.14 feet to an existing #5 rebar, said rebar

being the Southwesterly corner of the Metrolina Properties Limited Partnership property as recorded in Deed Book

17474, at Page 707 in the Mecklenburg County Registry; thence with the westerly boundary line of said property, N.

20-53-12 W., a distance of 381.34 feet to an existing #4 rebar, said rebar being the Southwesterly corner of the

Arrowood 77 Limited Partnership property as recorded in Deed Book 10033, at Page 842 in the Mecklenburg County

Registry; thence with the westerly boundary line of said property the following two (2) courses and distances: (1.) N.

thence leaving said Northlake Centre Parkway right-of-way, S. 49-20-24 W., a distance of 209.00 feet to an existing #4 rebar, said rebar being the point and place of Beginning, and being a portion of the Metrolina Properties Limited properties as recorded in Deed Book 5809, at Page 855, Deed Book 17474, at Page 707, and Deed Book 17474, at Page

17474, at Page 711 and portion of the Arrowood 77 Associates property as recorded in Deed Book 10033, at Page 842, and containing 18.951 acres, more or less.

Copyright @ 2013 Design Resource Group, PA This plan or drawing and any accompanying documents or calculations are the property of Design Resource Group, PA; and are intended solely for the use of the recipient noted. No third party use or modification is permitted without written authorization



design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineeringtransportation planning

2459 wilkinson boulevard, suite 200 charlotte, nc 28208 p 704.343.0608 f 704.358.3093 www.drgrp.com

CHARLOTTE, NORTH CAROLINA

WITHROW CAPITAL, INC
1341 E. MOREHEAD STREET, SUITE 201

FOR PUBLIC HEARING

REZONING PETITION # 2013-067

50 0 50

SCALE: 1'=100'

PROJECT #: 278-004
DRAWN BY: CC
CHECKED BY: JG

JG

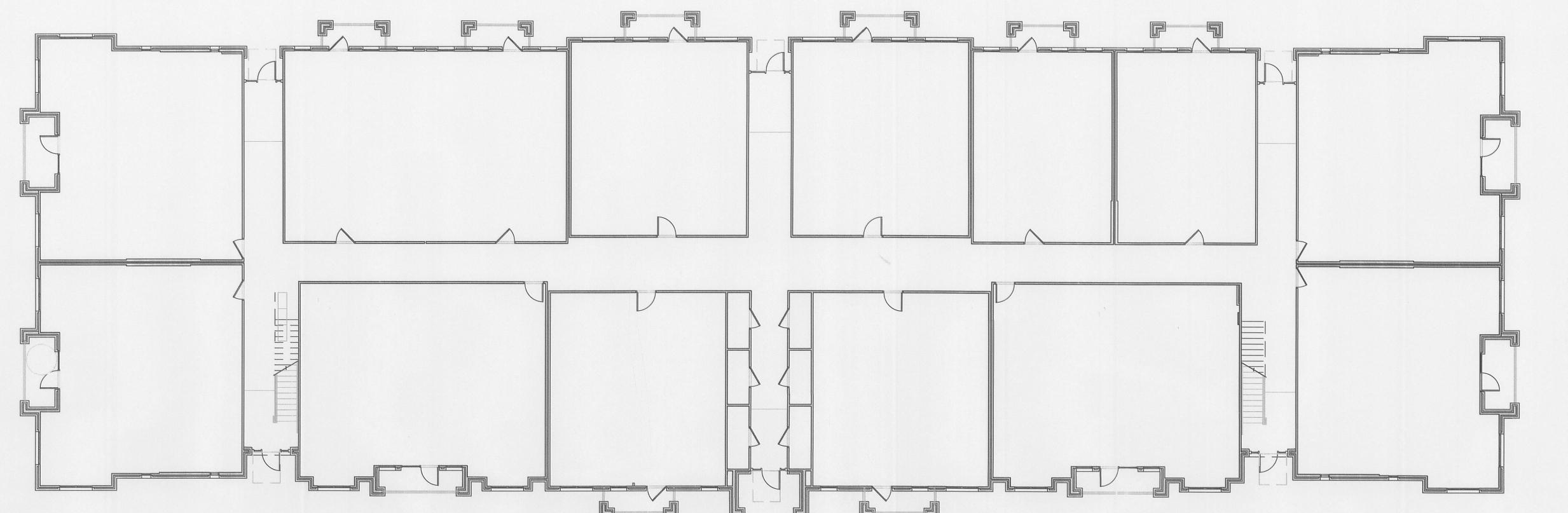
SCHEMATIC SITE PLAN

JUNE 5, 2013

REVISIONS:

Copyright © 2013 Design Resource Group, PA This plan or drawing and any accompanying documents or calculations are the property of Design Resource Group, PA; and are intended solely for the use of the recipient noted. No third party use or modification is permitted without written authorization.

AUG 16, 2013 PER STAFF COMMENTS
 SEPT 20, 2013 PER STAFF COMMENTS
 OCT 2, 2013 PER STAFF COMMENTS
 OCT 11, 2013 PER STAFF COMMENTS
 NOV 19, 2013 PER STAFF COMMENTS
 JAN 7, 2014 PER STAFF COMMENTS





FOOTPRINT

FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

Copyright © 2013 Design Resource Group, PA This plan or drawing and any accompanying documents or calculations are the property of Design Resource Group, PA; and are intended solely for the use of the recipient noted. No third party use or modification is permitted without written authorization.

APPROVED BY CITY COUNCIL

NOV 2 5 2013



design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

2459 wilkinson boulevard, suite 200 charlotte, nc 28208 p 704.343.0608 f 704.358.3093 www.drgrp.com



REZONING

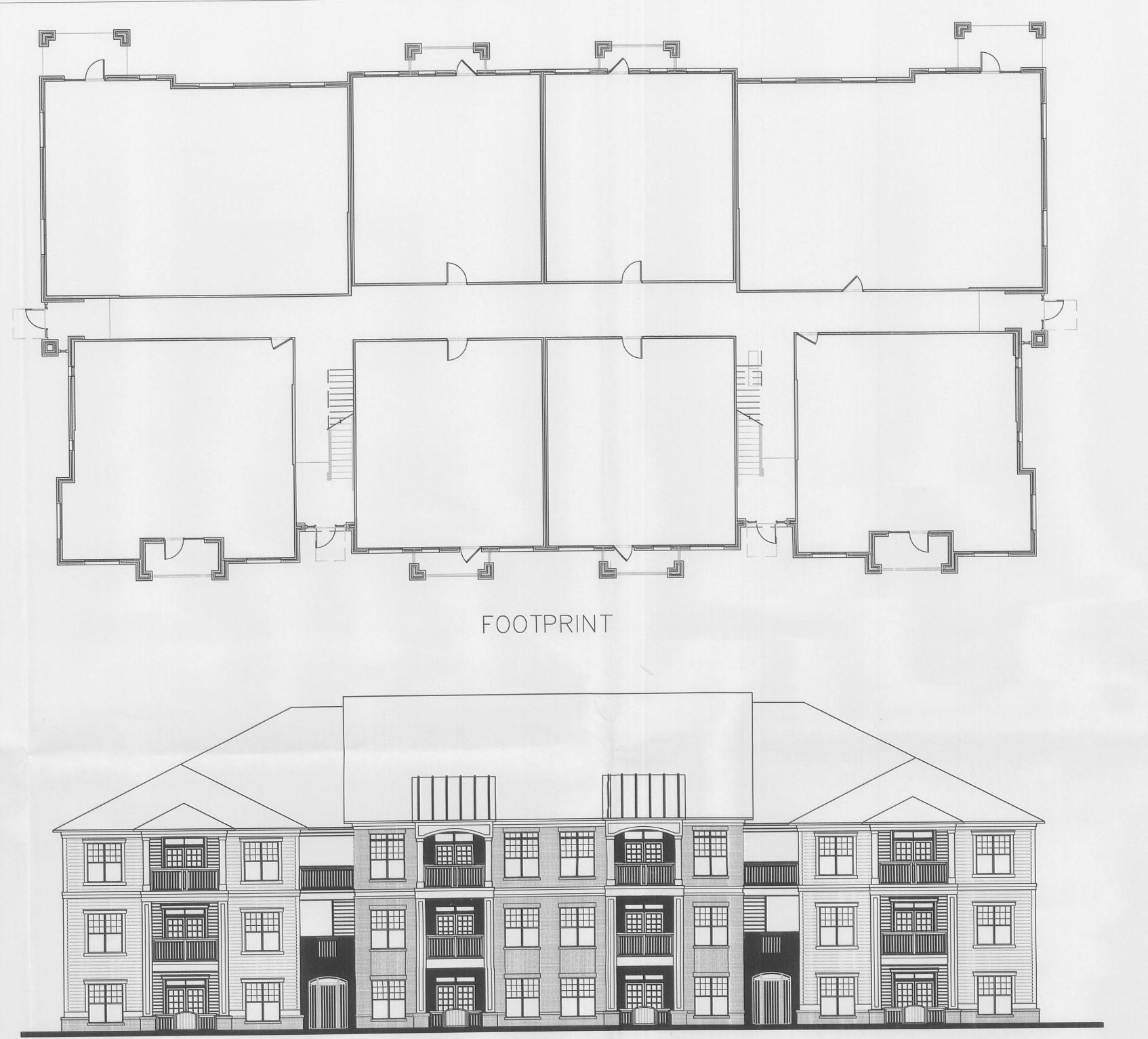
PROJECT #: 297-008

BUILDING **EXAMPLE** A

NOVEMBER 19, 2013

**REVISIONS:** 

CHECKED BY:



FRONT ELEVATION





RIGHT ELEVATION

Copyright © 2013 Design Resource Group, PA This plan or drawing and any accompanying documents or calculations are the property of Design Resource Group, PA; and are intended solely for the use of the recipient noted. No third party use or modification is permitted without written authorization.

APPROVED BY CITY COUNCIL

NOV 2 5 2013



- landscape architecture
- civil engineering
- urban design land planning
- traffic engineering
- transportation planning

2459 wilkinson boulevard, suite 200 charlotte, nc 28208 p 704.343.0608 f 704.358.3093 www.drgrp.com



NORTI AP CHAF WITH 1341 E.

REZONING

PROJECT #: DRAWN BY:

CHECKED BY:

BUILDING EXAMPLE B

NOVEMBER 19, 2013

REVISIONS: